

Permanent Building Committee
Meeting of September 10, 2020
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, September 10, 2020.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), K. Kennedy (KK)
Liaisons/Proponents: ~~M. Freiman (BOS)~~, J. Levitan (JL-Advisory), S. Gray (ShG-SC), ~~M. Martin (MM-SC)~~
SMMA: A. Pitkin (AP), K. Olsen (KO)
Compass: J. D'Amico (JD), L. Westman (LW)

Citizens speak

- None

Middle School Building Systems (MSBS)

- SG provided an update: in the bidding process, addendum being processed, and bids due 9/23, and presented the 4th preconstruction requisition for Shawmut.

It was moved and 2nd to approve Shawmut's Precon Invoice #4 in the amount of \$11,000, approved 5-0.

- SG presented the current construction budget for review and feedback highlighting items such as arc flash study, and clerk of the works.
 - SG has completed discussion with the School Business Manager on appropriate amounts for the project to carry for teachers to unpack materials into the updated classroom spaces. SL raised concern over precedence as this cost was not carried in previous projects. TG believes that it is a valid project cost and MK added that, in the future, we can create additional definition of allowable costs.
 - SG indicated that utility estimates were based on "normal" usage years and information gleaned from the Town Hall Exterior project utility usage.
 - SG requested feedback on the contingency amount of 15% given the complexity of the building. SL inquired about the results of destructive testing and where that leaves unknowns and risks to which SG indicated that testing was extensive and the contingency number is high based on the history with the building. MK responded to concerns over arc flash study triggers saying that, in his experience, most findings are minimal and relative to the panel.
 - TG asked about budget increase over feasibility to which SG responded that redo of room 217 and 151 are new since feasibility, AHU in Gym B, and general conditions estimate in feasibility being too low.
 - TG raised the issue of the cost of builder's risk and SG will follow up on the option of carrying it through the CM.

Library Interior

- SG provided a spreadsheet of raw bids for tracking.
- SG presented the estimated construction budget as confirmed with vendors and analyzed by SG.
- SL complemented SG's presenting at the Advisory meeting and the library team's efforts.

Library Roof

- SG presented the estimated construction budget which lands a little below feasibility. He highlighted that, if the Library Interior project is approved simultaneously, the clerk costs for this project will be smaller as they can cover both and he has required full-time monitoring by Russo Barr for the roof which will provide adequate coverage. MK recommended that the clerk line not be contingent on the other project in case it is not passed.

Hunnewell

- AP raised budgetary topics for presentation and feedback as well as VE considerations:

- Windows have been shifted to triple glazing partially due to a reduction in manufacturers of heat mirror glazing products and because the triple glazing will still help achieve sustainability goals.
- Utilizing software measuring energy and environmental life cycle impact, SMMA proposes an option of using a hybrid wood structure in 3 spaces: cafetorium and media, public space/lobby, and gymnasium. The Committee raised concerns being cognizant of budget implications, relationship to sustainability goals, timing for such a decision, and opportunity to include this option through other VE choices.
- Based on completed borings, the assumption of limited access via the memorial garden, and odor detected at location B105, the consultant team proposed a 2 day approach of geoprobe soil testing with a prioritization of probes if only one day is conducted.
 - Extensive conversation occurred regarding the dedication origin of the memorial garden, species of trees and viability of transplantation, timing of transplantation, and the School Committee/community expectation of the garden post school build. It was determined that consultants will provide support materials so that ShG may take the topic to the School Committee for clarified expectations on the garden process and then report SC decision to the design team/PBC for decisions regarding additional probes and accessibility to the probe locations.
- AP and KO presented VE options which could include removal of the FMD recommended water softening system, elimination of a gymnasium divider curtain, and adjustments to structural fill and roof screening. To determine if the water softening could be removed, testing would be recommended onsite. The Committee authorized water testing to be prepared as an amendment.
- JR presented a proposed site plan inclusive of protected trees, soil stockpile, laydown/storage, construction parking, and proposed traffic pattern.
 - DG asked about employee vehicle locations vs. heavy equipment and size of allotted spaces to which responded that employee vehicles will be in allotted parking and heavy equipment will use laydown area.
 - TG indicated that soil retention can prove more costly than removal, DG concurred if there is insufficient space for screening etc., and JR will adjust the next estimate to remove soil retention and appreciates the storage space gained with the change.
- JR shared proposed site access routes designed to keep construction vehicles and traffic flow via route 16 and avoid parking and traffic in adjacent residential neighborhoods. The Committee discussed options to improve the accessibility for the contractor to which JD indicated that the library wants to retain Cameron Street access for their patrons and JR added that they are satisfied with the access given there are no reductions in parking spaces and they can gain the soil storage space to the site.
- The Committee raised concerns with missed communications on access to the garden land for testing and the lack of access to a full construction estimate budget while they are tasked with making decisions on design items with financial implications. KK indicated that he will ensure the current construction estimated budget is included in their materials for each meeting moving forward.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 8/27/20 as amended, approved via roll call 4-0, DG abstained.

It was moved and 2nd to approve the minutes from the CM at Risk Interviews for 7/15/20 and 7/16/20 as prepared by the OPM, approved via roll call 4-0, TG abstained.

It was moved and 2nd to approve the invoices as presented, approved via roll call 5-0.

The meeting was adjourned at 9:44PM.

Respectfully Submitted,
Abbie La Francesca
Projects Assistant

Posted 9/28/20 12:00PM